



STAFF REPORT

TOWN COUNCIL MEETING OF NOVEMBER 12, 2014

To: Town Council

From: Town Manager

Date: October 31, 2014

Subject: Town of Loomis Contract Planning Services -Award Services

RECOMMENDATION:

Adopt resolution awarding Contract Planning Services Agreement to LSA Associates, Inc. and Authorize the Town Manager to Execute an Agreement acceptable to the Town for providing such Contract Planning services.

DISCUSSION:

On October 15, 2014, an RFP for providing Contract Planning Services was sent out by the Town. The RFP was also placed on the Town's Web Site. The Town received 8 proposals by the closing date of October 31, 2014. The proposals were reviewed by the Town Manager, Public Works Director, Building Inspector, Clerk and Administrative Clerk. It was important to have all those on staff who are involved with the Planning Department functions be involved in the review of the proposals as each is intimately familiar with the Town's needs. After evaluating and discussing the 8 proposals, staff's recommendation was determined by the following:

- The consulting firm of LSA Associates, Inc. would provide a multitude of additional services that would include multi-disciplinary land use and environmental planning services as needed and as may be desired by the Town Council. The Town has utilized the services of this firm during the past 4 weeks with success. Firms with multiple disciplines provide the most options for the Town.
- Current and forecasted development levels in Loomis are increasing. It is anticipated that development will level off in the foreseeable future, not justifying the creation and hiring of a full time employee with additional costs to the Town for benefits and pension.

- The recommended firm has worked previously with the Town and personnel provided by the firm have received several positive comments from both staff and the public regarding their "fit" for Loomis, knowledge of the building codes and ease to work with.
- The recommended firm assigns a staff person (Senior Level Planner) to be at the Loomis Town Hall as needed. The proposed assigned staff (Amanda Rose) has been working for the Town over the last month under a temporary contract with LSA Associates, Inc. Public and staff reception of Ms. Rose has been exceptional.
- The recommended firm was the only proposal which identified a replacement planner should the primary planner be absent on leave so there would be no delay in service to the Town or our constituents.
- The proposed hourly cost is \$100/hr for a Senior Planner (Amanda Rose) and \$90/hr for the backup planner (Chris Graham)

Scoring breakdown:

	Clerk	Building	PW	Admin Clerk	TM
LSA Associates, Inc.	35	37	27	40	39
PMC	29	33	16	36	37
<u>Dudek</u>	<u>29</u>	<u>26</u>	<u>21</u>	<u>34</u>	<u>28</u>
Raney Planning and Management, Inc.	28	19	19	34	28
Rincon Consultants, Inc.	28	24	18	34	28
DES	26	17	16	21	26
CSG Consultants, Inc.	24	19	20	30	26
Rubicon Design Group	19	15	19	29	19

Copies of the proposals are available in the Town Managers office if you wish to review.

FINANCIAL IMPLICATIONS:

Annual costs to the Town are anticipated to be within budget with anticipated filing fees.

TOWN OF LOOMIS

RESOLUTION NO. 14-

RESOLUTION AWARDING CONTRACT PLANNING SERVICES TO LSA ASSOCIATES, INC AND AUTHORIZING TOWN MANAGER TO EXECUTE AN AGREEMENT ACCEPTABLE TO THE TOWN FOR PROVIDING SUCH SERVICES

WHEREAS, The Town, with the exception of the Planning Director, has no staff Planner, and

WHEREAS, current and forecasted development levels in Loomis is anticipated to level off in the foreseeable future, not justifying the creation and hiring of a full time employee with additional costs to the Town for benefits and pension, and

WHEREAS, a consulting firm would provide a multitude of additional services that would include multi-disciplinary land use and environmental planning services as needed and as may be desired by the Town Council, and

WHEREAS, the 8 received proposals were reviewed for consistency with the Request for Proposals (RFP) and the firm's knowledge of the needs of the Town of Loomis to provide contract planning services to the public.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town of Loomis accepts the proposal of LSA Associates, Inc. and hereby authorizes the Town Manager to execute an agreement acceptable to the Town for contract planning services.

PASSED AND ADOPTED by the Council of the Town of Loomis this 14th day of November, 2014 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Mayor

ATTEST:

Town Clerk

REQUEST FOR PROPOSAL FOR CONTRACT PLANNING SERVICES

**TOWN OF LOOMIS
LOOMIS, CALIFORNIA**

Submitted to:



**Town Manager
3665 Taylor Road, P.O. Box 1330
Loomis, California 95650
Attn. Rick Angelocci
916.652.1840**

Prepared by:

**LSA Associates, Inc.
4200 Rocklin Road, Suite 11B
Rocklin, California 95677
916.630.4600**

LSA

October 2014

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APPENDICES

A: INSERT APPENDIX TITLE HERE

[illegible]

ATTACHMENT A

SIGNATURE PAGE

(PLEASE COMPLETE AND PLACE IN FRONT OF RFP)

INDIVIDUAL/COMPANY: LSA Associates, Inc.

ADDRESS: 4200 Rocklin Road Rocklin CA 95677
(P.O. Box/Street) (City) (State) (Zip)

CONTACT PERSON: Jeff Bray

TITLE: Managing Principal

TELEPHONE NO.: (916) 630-4600 FAX NO.: (916) 630-4603

E-MAIL ADDRESS: jeff.bray@lsa-assoc.com

WEB SITE URL: http://www.lsa-assoc.com/

The undersigned hereby certifies that he/she is a duly authorized official of their organization and has the authority to sign on behalf of the organization and assures that all statements made in the response to the RFP are true.

<u>Tim Lacy</u>	<u>Assistant Secretary</u>
Authorized Representative - Name	Title
<u>[Signature]</u>	<u>10/30/14</u>
Signature	Date

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PROPOSAL

A. Firm Name, Address, and Phone Number

LSA Associates, Inc.
4200 Rocklin Road, Suite 11B
Rocklin, CA 95677
(916) 630-4600

B. Provide a description of the proposing firm, including services offered by the firm and total number of planners and other certified and/or licensed professional staff (i.e., AICP). Licensed professionals shall be California Licensed in accordance with the appropriate California Business and Professions Codes.

LSA Associates, Inc. provides multi-disciplinary land use and environmental planning services. As planners and environmental analysts, we are active in all aspects of community development, land use planning, and public involvement. As technical specialists, we provide expertise in transportation, air quality, global climate change, noise, biological resources, water quality, hazards, and cultural resources. Environmental analysis has been the cornerstone of LSA's professional practice since our founding in 1976 and continues as one of the firm's key practice areas. Our understanding of both development planning and the public interest results in realistic and fair recommendations. We offer efficient and responsive support to State, regional, and local government, private sector, and institutional clients.

Since its founding, LSA has advanced from a small firm of a few biologists, archaeologists, and environmental analysts to a full-service environmental consulting firm with nine offices in California. The firm presently employs approximately 230 professionals proficient in the disciplines of environmental planning, urban planning, biology, cultural resources, economics, landscape architecture, geology, hydrology, environmental restoration, transportation, noise, and air quality. This diversity of skills allows much of the work to be completed by our in-house staff, which increases control and efficiency and reduces costs and communication delays. We are recognized as innovators in the field of environmental impact assessment, and we have developed a reputation among clients and professional peers in both the public and private sectors as being thorough, innovative, and objective.

The **Environmental Division** has prepared several hundred EIR/EIS documents and is thoroughly familiar with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) processes. Within this division, we have experts in air quality assessments and the regulatory environment, as well as analytical noise modeling capabilities to support both land development and transportation infrastructure projects.

The **Transportation Division** offers comprehensive transportation engineering services for all aspects of transportation planning and engineering projects. LSA has also developed a reputation as

effective consultants for development review and project processing as a function of transportation issues.

The **Community Planning Division** is organized to provide City/County planning services on a staff support basis and to provide specialized services in permit processing, redevelopment project formation, Specific Plans, and General Plans.

The **Cultural/Scientific Resources Division** provides field survey and laboratory archaeological services, paleontological services, historical assessments and protection, and preservation programs as mitigation for project approvals. The LSA Cultural Resources Group provides archaeological, historical, and paleontological consulting services to fulfill California Environmental Quality Act, National Historic Preservation Act, National Environmental Policy Act, and local cultural resource requirements. LSA has wide-ranging cultural and paleontological resources capabilities and conducts records and locality searches; and archaeological, historical, and paleontological research, surveys, evaluations, monitoring, and mitigation projects at the local, state, and federal levels. LSA is proficient in prehistoric and historical archaeology, historical architecture, and paleontology. Our personnel meet the Secretary of the Interior's requirements for conducting cultural studies. LSA has excellent working relationships with the Native American Heritage Commission and the State Office of Historic Preservation. In addition to a wide range of planning, engineering, governmental, and development clients, LSA is experienced in working with Native American groups, historical societies, and the general public.

The **Natural Resources/Restoration Division** has extensive experience in evaluation and effective management of biological resources, jurisdictional wetland delineations, wetland permitting, and threatened and endangered species surveys. Additionally, the company has implemented numerous habitat restoration projects, in most cases as mitigation for development.

The **LSA Rocklin Office** is located 3.5 miles from the Town's Office and consists of 11 employees and 1 project hire. LSA Rocklin's professional staff consists of three planners (one of which possesses American Institute of Certified Planners (AICP) certification), four biologists, an archaeologist, an architectural historian, and a Geographic Information Systems (GIS) specialist.

Under this contract, the LSA Rocklin Office will be supported by the experience of the 40 planners from one of LSA's other eight offices. Of those 40 planners, 10 possess AICP certification, and 10 have worked for or provided contract planning services to local agencies such as the City of Berkeley, Town of Woodside, City of Concord, City of Riverside, City of San Bruno, City of Mill Valley, City of Banning, and the City of San Juan Capistrano.

C. Provide a summary of the consultant's approach in performing planning services for the Town.

LSA Associates, Inc. planners provide a full complement of services to local agencies, from public counter staffing and permit processing to complicated project management. Our senior staff can "hit the ground running" by adapting to agency-specific policies, codes, and procedures. LSA has successfully provided both short-term and long-term staff to alleviate permitting backlogs or fill vacancies. Our staff is well-suited to manage development review of any size and complexity, including significant design review experience.

LSA's Senior Environmental Planner, Amanda Rose, is currently providing interim contract planning services to the Town of Loomis. Under the interim contract, Ms. Rose has reviewed applications for completeness, processed applications, coordinated with a number of prospective and current applicants, and generally provided guidance regarding planning procedures and regulations. LSA's long-term goal in working with the Town of Loomis is to develop LSA's Environmental Planner, Chris Graham, into a second planning option for the Town. Ms. Rose will continue providing planning services to the Town, but in the event of a scheduling conflict, Mr. Graham will be available to provide seamless planning services to the Town. **Also, in time, Mr. Graham will be capable of providing a lower cost option to the Town to provide the same level of planning services.** In order to facilitate this transition, Ms. Rose will work closely with Mr. Graham and bring him up to speed on the status of the Town's current projects and the Town's application review procedures. Mr. Graham's involvement under this contract will be contingent upon approval of the Town Manager.

The services LSA will continue to provide to the Town of Loomis include:

- 1. *Assisting at front counter or fielding phone calls.*** Oftentimes, property owners considering a lot line adjustment and/or a minor subdivision will request the assistance of a Town planner. Recently, in her role as the Interim Planner at the Town of Loomis, Amanda Rose has assisted a number of property owners and their representatives with their options when considering additional development on their parcels. In one example, a property owner was questioning whether a potential tenant who offered tutoring would be allowed to operate on land zoned as Limited Industrial. Ms. Rose informed the property owner that the proposed use would be authorized under a minor use permit in accordance with the "School – Specialized Education/Training" designation; however, a description of the operation (e.g., hours of operation and description of services provided) would be required. As Town Planner, **LSA staff will continue to provide property owners with guidance regarding allowed and permitted uses on their properties.**
- 2. *Providing plan checks for the building department.*** As Town Planner, Ms. Rose has provided plan checks for Ms. Rhonda Gannon, Chief Building Inspector. Plan checks involve confirmation that the proposed structure and/or feature complies with the applicable zoning designation setbacks, height limits, lot coverage, and materials types (such as application of non-reflective paint on garage structures pursuant to Zoning Ordinance 13.42.260.D.2). As Town Planner, **LSA staff will continue to provide plan checks for the building department.**

3. ***Reviewing products provided by Town-contracted consultants for specific Applicant-proposed projects.*** Ms. Rose has been coordinating with the Town's contracted consultant, Dudek, on The Village at Loomis, providing review of the California Environmental Quality Act (CEQA) Notice of Preparation. Ms. Rose has been working closely with Mr. Rick Angelocci, Town Manager/Planning Director, in discussing approach and schedule for Dudek's deliverables for The Village at Loomis Project. As Town Planner, **LSA staff will provide review of Dudek's future deliverables, ensuring that the documentation is a quality product and adequately satisfies the requirements of CEQA.**
4. ***Meeting with applicants at pre-application meetings.*** Ms. Rose has participated in pre-application meetings for The Grove development, the former Poppy Ridge development, and for development at the Tanklage property.

For The Grove development site, located along Humphrey Road and No Name Lane, the previous applicant had pursued entitlements for the creation of 31 lots to support single-family residences, roadway improvements to Humphrey Road, and storm drainage improvements. Watt Communities has expressed interest in developing the property, and at the recent pre-application meeting, the Town and the applicant discussed development of two to six dwelling units per acre (consistent with the RS-10a zoning designation), remediation of the potentially contaminated soils, and the drainage issue that at the site (evaluation required pursuant to Zoning Ordinance 13.24.070(B)). The Town identified the resource studies (such as traffic for safe turning movements associated with H. Clark Powers School, a drainage study, and a soil remediation study) that would be required in order to approve the necessary entitlements.

At the former Poppy Ridge development pre-application meeting, the Town noted that the proposed development would likely be deemed inconsistent with the approved tentative subdivision map because the proposed access road for the proposed development has been shifted from Poppy Ridge Court to James Drive. The current applicant had redesigned the access road after negotiations with the property owner to the south had proven unsuccessful. The Town indicated that the project will require an updated arborist report (the previous arborist report had been prepared prior to the adoption of the current Loomis Tree Ordinance) and a new traffic study evaluating the new access location.

The same applicant team that is looking to develop at the former Poppy Ridge property was also interested in pursuing a mixed-use development at the Tanklage property (located at the southeast corner of Brace Road and Sierra College Boulevard). The applicant team was eager to **think** outside of the box when proposing potential uses that could draw large venues while generating commercial revenue.

As Town Planner, **LSA staff will continue to participate in pre-application meetings with applicant teams and offer insight regarding the permissible uses within the affected zoning district.**

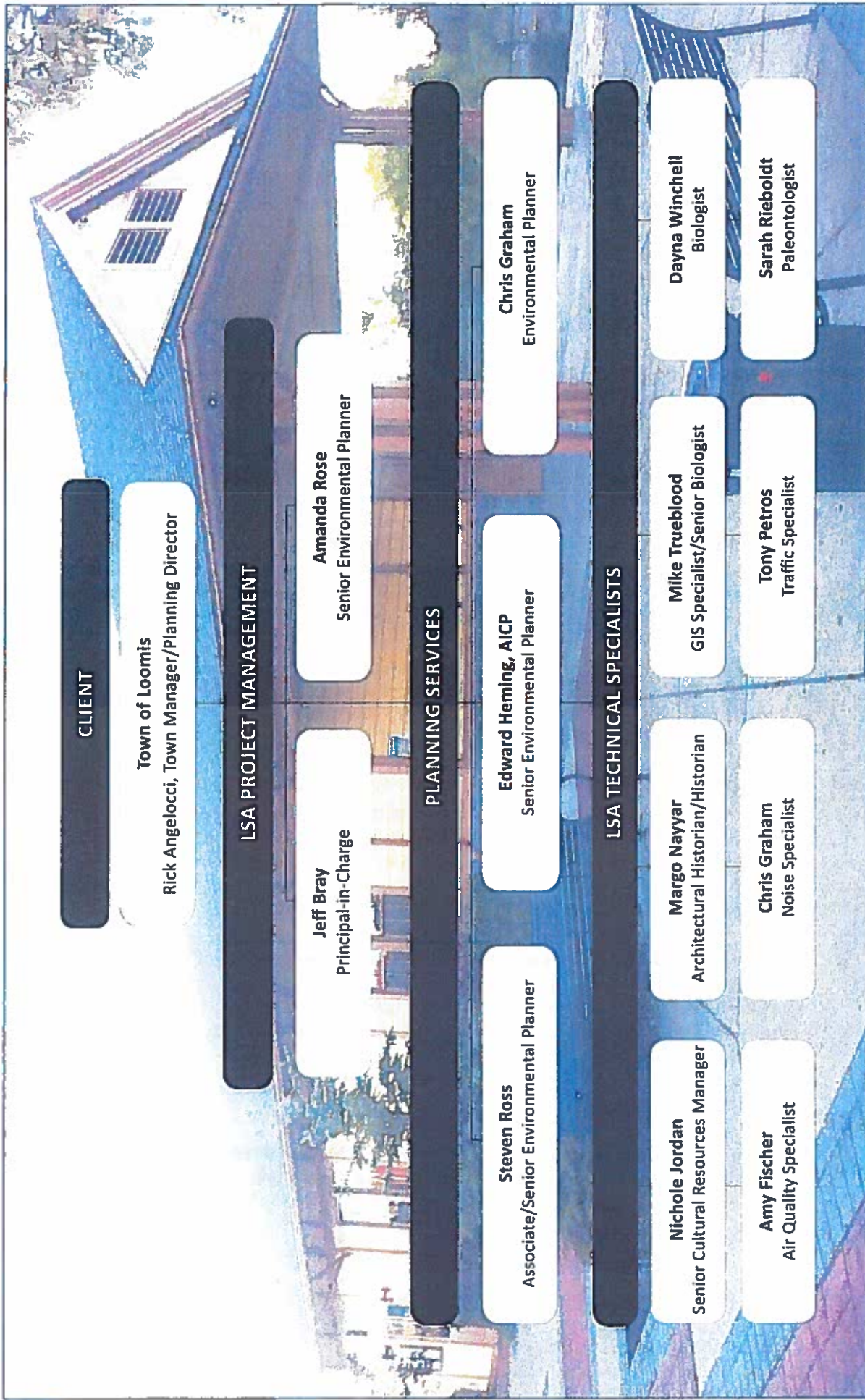
5. ***Reviewing project applications for completeness.*** Project applicants often question how quickly the Town can process entitlements. The schedule for the entitlement approval process is reliant on the accuracy and thoroughness of the materials submitted along with the project

application. Review of complete project applications is not a time-consuming effort, in fact, the Town has 30 days to inform the applicant that the application is complete and being processed or that the application has been deemed incomplete; however, if the application is incomplete, the entitlement approval process can be delayed with multiple requests for data, multiple reviews of incomplete materials, and processing responses to the incomplete applications. As Town Planner, **LSA will continue to review project applications in a timely manner and will inform applicants of any missing application materials.**

6. ***Ensuring CEQA compliance.*** Once a project application has been reviewed and deemed complete, the Town will prepare the necessary documentation as required by the California Environmental Quality Act (CEQA). The Town will determine if the project is exempt from the requirements of CEQA (CEQA Guidelines Article 19 – Categorical Exemptions), whether CEQA can be satisfied with the preparation of a negative declaration, or whether the project will require the preparation of an environmental impact report. Two project applications were recently deemed complete by the Town, and Ms. Rose is currently preparing Negative Declarations for the Wells Avenue-Barton Road Parcel Map and the Sierra College Estates projects. As Town Planner, **LSA staff will continue to support the Town's need to prepare CEQA documentation**, including Notices of Exemption, Negative Declarations, Mitigated Negative Declarations, Environmental Impact Reports, and/or CEQA notices.

Ensuring CEQA compliance is more than preparing CEQA documents and filing the appropriate notices. It also involves staying current on legislation and fulfilling the requirements to satisfy CEQA. Recently Governor Brown signed Assembly Bill 52 (AB 52), which requires that local agencies (i.e., CEQA lead agencies) notify tribal contacts (as provided by the Native American Heritage Commission) within 14 days of determining that a project application is complete. AB 52 will apply to projects for which a lead agency has issued a notice of preparation of an environmental impact report or notice of intent to adopt a negative declaration on or after July 1, 2015. Next July, the Town will be required to implement the procedures mandated by AB 52, and **LSA has qualified archaeologists and historians on-staff that can provide the necessary consultation with Native American tribal representatives and can ensure compliance with AB 52.**

7. ***Preparation for and attendance at Planning Commission meetings.*** For each Planning Commission meeting, staff prepares an active projects planning status report, which summarizes new projects for which applications have been received and updates the Commission on the application status of each project. Ms. Rose recently prepared the status report for and attended the October 28, 2014 Planning Commission meeting. As Town Planner, **LSA will continue to prepare the active projects status report and attend the Planning Commission meetings.**
- D. **Provide an Organization Chart and the resumes of the key personnel who may be assigned for the Town of Loomis planning review and services.**



LSA

AMANDA ROSE

SENIOR ENVIRONMENTAL PLANNER

LSA

EXPERTISE

Environmental Planning

EDUCATION

University of California
Santa Barbara. B.S.,
Biological Sciences, 2000

PROFESSIONAL EXPERIENCE

Senior Environmental
Planner, LSA Associates,
Inc., Rocklin, California.
August 2013-present.

Senior Associate, ESP,
Sacramento, California.
May 2002-September 2012.

PROFESSIONAL RESPONSIBILITIES

Ms. Rose is a senior environmental planner at LSA Associates, Inc., with over 11 years of experience in environmental planning and permit application preparation. Ms. Rose has managed numerous projects including land use development, transportation, recreation, infrastructure, and educational facility projects. Ms. Rose is responsible for managing projects and writing environmental documentation including EIRs/EISs, MNDs, CEs and other documents.

PROJECT EXPERIENCE

Ms. Rose has a broad background of project and management experience with environmental and planning of land use development projects. Examples of prominent work experience are provided below:

El Dorado County Department of Transportation On-Call Services El Dorado County, CA

Contracted as adjunct staff for the El Dorado County Department of Transportation. Ms. Rose provided weekly office hours at the County Offices, during which time she was responsible for preparing project CEQA documentation, ensuring compliance with authorized permits, close coordination with project designers and engineers, review of grant documents, and preparation of a CEQA-compliance handbook. Ms. Rose worked closely with the Planning Department when projects were developer-driven projects.

Town of Loomis Contract Planning Services Loomis, CA

Providing contract planning services to the Town of Loomis. Responsibilities include review of project applications, review of building permits, coordination with contracted-consultants for developer-proposed projects, meeting with applicants, and providing planning input to developers and property owners.

Gold Rush Ranch and Golf Resort Project Sutter Creek, CA

Contributed to the preparation of an EIR document for a residential, commercial, and recreational development project that would double the size of the City of Sutter Creek.

San Benito County Resource Recovery Park Project San Benito County, CA

Managed the preparation of an EIR document for the evaluation of a future resource recovery park project located across the street from the John Smith Road Landfill. The EIR evaluated the resource recovery park at a programmatic level to ensure the County could process the necessary entitlements.

EXPERTISE

Urban and Regional
Planning

Environmental Planning and
Permitting

CEQA/NEPA Compliance
and Project Management

Land Use and Planning and
Permitting

Open Space, Recreation,
Trails

Web-based GIS

Grants and Agreements

EDUCATION

Master of Urban and
Regional Planning, 1995,
California State Polytechnic
University, Pomona, CA

BA, Urban Studies and
Planning, 1988, University of
California San Diego, San
Diego, CA

PROFESSIONAL AFFILIATIONS

California Association of
Environmental Professionals

American Planning Association

PROFESSIONAL RESPONSIBILITIES

Steven Ross is a senior environmental and urban planner with over 25 years of experience managing projects and staff in both the public and private sectors. As a consultant, Mr. Ross has extensive experience managing and preparing California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents for private, public and nonprofit sector clients. His experience includes a diverse array of project- and program- level analyses for educational and institutional facilities, commercial development, residential and mixed-use housing developments, transportation and utility infrastructure, and resort master plans. He has served as author, senior technical reviewer and/or task leader for project description, alternatives, cumulative impacts, land use and planning, recreation, visual resources, transportation and traffic, public services, and utilities and service systems sections for a variety of environmental documents. Mr. Ross' public sector experience includes 12 years as a city planner at local jurisdictions and four years as an outdoor recreation planner with the National Park Service. In addition, Mr. Ross has served as a consultant to local planning offices, and has experience serving as an appointed public official.

PROJECT EXPERIENCE

MUNICIPAL PLANNING EXPERIENCE AND SERVICES

City of Berkeley Planning and Development Department On-Call Planning and Environmental Consulting Services, 2013-2014 **Alameda County, California**

Senior project reviewer and advisor for work performed under URS' on-call contract with the City of Berkeley. Provided expedited planning services for discretionary permit applications filed with the Land Use Planning Division. Projects included use permit applications for residential infill development in the City. Contract planners review and process discretionary permit applications under the supervision of the City's planning staff. Performed review of development applications for completeness, and for compliance with Zoning Ordinance and all applicable regulations and plans, and provided technical input and quality control of all project deliverables, including preparation of staff reports, findings, and conditions of approval.

Senior / Principal Planner and Environmental Review Officer, City of Berkeley Planning and Development Department, 2005-2009

Managed the Land Use Division's Project Group, which is responsible for the review of discretionary permits pursuant to the City's Zoning Ordinance. Served as the Secretary of the Zoning Adjustments Board, managed agendas and Board meetings. As the City's Environmental Review Officer, advised Planning Department staff and other city departments regarding the application of CEQA and related environmental regulations. Also served as the Secretary of the Design Review Committee and Secretary of the Landmarks Preservation Commission.

EXPERTISE

Environmental Planning

EDUCATION

California State University
Fullerton. M.S.,
Environmental Studies,
2005

University of California
Santa Barbara. B.A.,
Economics and Accounting,
2000

PROFESSIONAL AFFILIATIONS

American Planning
Association

PROFESSIONAL EXPERIENCE

Senior Planner, LSA
Associates, Inc., Rocklin,
California. June 2008-
present.

Senior Associate, P&D
Consultants, Orange,
California. May 2003-July
2007.

Environmental Staff
Scientist II, LFR, Inc.,
Costa Mesa, California. July
2001-May 2003

Environmental Technician,
Aerotek Staffing, Santa
Ana, California. March
2001-July 2001

Staff Accountant, Maginnis,
Knechtel, and McIntyre,
Pasadena, California. July
2000-March 2001

PROFESSIONAL RESPONSIBILITIES

Mr. Heming is a senior environmental planner at LSA Associates, Inc., with over 9 years of experience in environmental planning, urban planning, and geographic information systems and 2 years of experience in hazardous materials assessment and abatement. Mr. Heming has managed numerous projects including several multi-million dollar projects for both environmental planning and hazardous materials assessment and abatement. Mr. Heming is responsible for managing projects and writing environmental documentation including EIRs/EISs, MNDs, and other documents.

PROJECT EXPERIENCE

Rocklin Commons EIR Rocklin, CA

Mr. Heming managed the preparation of an EIR for a commercial center along the I-80 corridor in the City of Rocklin under contract with the City of Rocklin. The final EIR document was certified and given final approval in the fall of 2010.

Napa County LAFCO Municipal Service Review Napa, California

Mr. Heming performed Municipal Service Review analysis and documentation in coordination with Napa County and various County departments and agencies. This document was a comprehensive study designed to better inform LAFCO, local agencies, and the community about the provision of municipal services and determine future growth trends.

County of Ventura Housing Plan Update Ventura, California

Mr. Heming performed detailed population and housing analysis and documentation based on the County, Census, and California State Department of Finance data. In addition, Mr. Heming performed analysis and documentation on environmental justice issues such as low-income housing and analysis on homelessness and similar trends.

GIS Land Use Survey Huntington Beach, California

Mr. Heming coordinated with in-house management and staff members as well as City staff to provide citywide GIS land use surveying, mapping, and analysis. Land use surveying was conducted using City zoning and planning methodology to categorize land use by type including other relevant land use data. Mr. Heming then helped analyze the data to perform updated and highly relevant traffic analysis for the City.

EXPERTISE

Environmental Consulting
CEQA/NEPA
Documentation
Noise Modeling and
Assessments
Agricultural Loss Modeling
and Assessments

EDUCATION

California State University
Channel Islands
B.S. Degree Environmental
Science and Resource
Management
Camarillo, CA

Oxnard Community College
A.S. Degree Fire
Technology
Oxnard, CA

Moorpark Community
College
A.S. Degree Liberal Arts
Moorpark, CA

PROFESSIONAL EXPERIENCE

LSA Associates, Inc.
Environmental Planner
March 2013 to Present
Rocklin, CA

Meridian Consultants LLC
Field Technician/
Environmental Planner
Oct. 2012 to March 2013
Westlake Village, CA

Environmental Consulting
Contractor
Environmental Planner
Jan. 2012 to March 2013
UltraSystem Inc. Irvine, CA

Impact Sciences, Inc.
Project Planner
March 2007 to May 2011
Camarillo, CA

PROFESSIONAL RESPONSIBILITIES

Mr. Graham graduated from California State University Channel Islands in 2006 with a B.S. Degree in Environmental Science and Resource Management. Mr. Graham is proficient in CEQA and NEPA analysis and has experience in writing all environmental documents, including: Environmental Impact Reports (EIRs); Mitigated Negative Declarations (MNDs); Initial Studies (ISs); Environmental Assessments (EAs); and, Environmental Impact Statements (EISs). Mr. Graham has worked on various types of land development projects including: residential; commercial; industrial; and recreational and open space.

PROJECT EXPERIENCE

Travertine Point Specific Plan Project (EIR) Camarillo, California

The project proposed development of 12,300 residential units, 3.5 million square feet of commercial and industrial uses, and recreational and open space uses, on 5,000 acres of land, spreading across to county jurisdictions (Riverside and Imperial Counties). Issues associated with the proposed Project site included the replacement of over 3,500 acres of active agricultural land by a new development and over 2,000 acres of Torres Martinez Native American tribal land. Mr. Graham prepared various sections of the Travertine Point Specific Plan EIR including the Aesthetic, Agricultural Resources, Public Services (law enforcement, library, medical services, education, parks, and recreation), Utilities (water, wastewater, solid waste), and Noise sections. Mr. Graham also assisted in writing the Water Site Assessment (WSA) for this project.

Gardena Enterprise Zone (IS-MND) Gardena, California

The project consisted of an Enterprise Zone overlay in the City of Gardena that would benefit the commercial and retail services in the City. Mr. Graham prepared an Initial Study/Mitigated Negative Declaration for the project.

Lost Canyons Specific Plan Project (EIR) Simi Valley, California

The proposed project included the development of approximately 364 single-family residential units; the removal of one 18-hole golf course (Shadow Course); the privatization of an existing 18-hole golf course (Sky Course); and the development of associated golf club amenities including a fitness center, pro shop, spa, tennis facility, cart barn, and golf course maintenance building. Mr. Graham prepared multiple sections of the EIR, including Air Quality, Noise, and Traffic/Circulation.

- E. Provide names, titles, addresses, and telephone numbers of 3 references for the proposing firm's suitability, experience, satisfactory performance, and timely responses in performing planning review and services.**

Rocklin Commons, City of Rocklin, California. LSA prepared an EIR for the proposed construction of a regional shopping center on approximately 40.86 acres at the northwest quadrant of Interstate-80 and Sierra College Boulevard. A variety of retail uses were proposed for the center, including major tenants, grocery stores, smaller retail tenants, and restaurants. Preliminary plans call for approximately 17 buildings totaling a maximum of 415,000 square feet with approximately 1,828 parking stalls. The project site is proximate to Granite Drive on the north and west, and adjacent to Sierra College Boulevard on the east, and I-80 on the south.



Issues addressed in the EIR included air quality, biological resources, global climate change, energy, land use - economic and urban decay, noise, transportation and circulation. The Traffic Analysis was conducted by LSA Associates (Irvine Office).

CONTACT: David Mohlenbrok
Environmental Services Manager
City of Rocklin
4081 Alvis Court
Rocklin, CA 95677
(916) 625-5162



Silva Valley Parkway Interchange Project El Dorado County, California. LSA prepared a Supplemental Environmental Impact Report for the Silva Valley Interchange project. In 1991, an Environmental Impact Report for the project was prepared and certified by El Dorado County, but the interchange improvements were never built. The County (Lead Agency as delegated by Caltrans) re-initiated the intent to construct the interchange which is needed to alleviate traffic congestion in the area over the long-term. Technical studies were prepared or revised, including a Biological Resources Evaluation, Cultural Resources Report, and

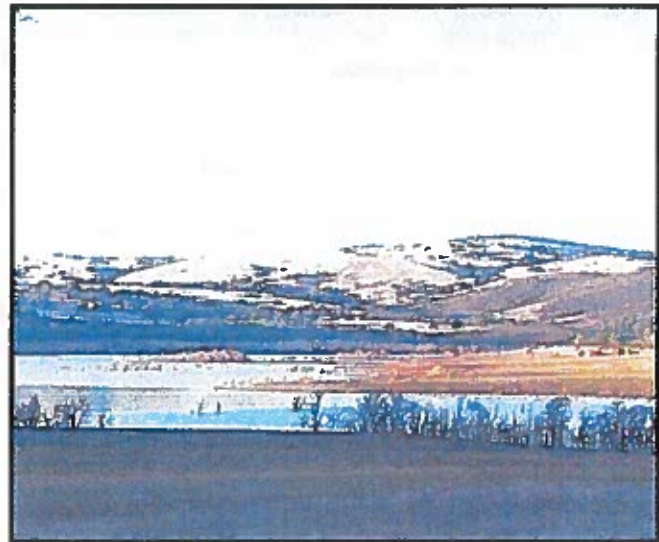
noise and air quality analyses. Sensitive resources in the project area include numerous historic burial

grounds, sensitive noise receptors including a church, and riparian habitat. The Supplemental EIR was certified by the County in June 2011.

CLIENT: El Dorado County
CONTACT: Janet Postelwait¹
El Dorado County Department of Transportation
2850 Fairlane Court
Placerville, CA 95677 (530) 621-5993

**Folsom Lake State Recreation Area
General Plan/Resource Management Plan
and EIR/EIS, Folsom, California.**

The Folsom Lake State Recreation Area (SRA), located at the confluence of the North and South Forks of the American River, encompasses approximately 18,000 acres of water and land. LSA was the lead environmental consultant on a multidisciplinary team contracted to prepare the Folsom Lake State Recreation Area General Plan/Resource Management Plan, a joint document required by the California Department of Parks and Recreation and the United States Bureau of Reclamation. LSA prepared a comprehensive Resource



Inventory based on a multi-year survey effort of natural and cultural resources, with background research, literature review, and extensive GIS mapping. The Resource Inventory addressed fire management, invasive plants, special status species, ambient noise, air quality, traffic, cultural and historic resources, native plants, adjacent residences, land use policies for relevant jurisdictions, existing recreation facilities, scenic resources, and water quality. LSA developed resource management policies for the entire SRA with policies for specific vegetation communities and habitats within 33 identified management areas. An accompanying cultural resources management plan outlined appropriate practices for identifying and managing historic and prehistoric resources. These resource policies became a critical component of the General Plan/Resource Management Plan for the future development potential, ongoing management and public use of the SRA.

LSA also prepared the Environmental Impact Report (EIR) and Environmental Impact Statement (EIS) for the General Plan/Resource Management Plan (Plan), evaluating various development and management strategies as alternatives to the proposed project. LSA used a matrix approach to assess the potential environmental impacts of alternative development strategies within 33 management zones. LSA prepared the Response to Comments document addressing comments on both the Plan and the EIR/EIS. The State Park and Recreation Commission certified the EIR/EIS and approved the

¹ Ms. Rose provided on-call planning services to and served as adjunct staff to the El Dorado County Department of Transportation. Ms. Postelwait was contract administrator for the work Ms. Rose performed. Ms. Rose provided on-site office hours during which time project engineers and designers would discuss planning requirements and project milestones with Ms. Rose.

Plan in October 2009. The Record of Decision (ROD), consistent with NEPA, will be approved by the Bureau of Reclamation in 2014.

PRIME CONSULTANT: WRT Associates
Steve Hammond
CONTACT: Jim Micheaels, Staff Park & Recreation Specialist
Gold Fields District
California Department of Parks and Recreation
7806 Folsom-Auburn Road
Folsom, CA 95630
(916) 988-0513

Interim Contract Planning Services, Town of Loomis, California. LSA is currently under contract to provide interim contract planning services. As interim Town Planner, LSA's Senior Environmental Planner, Amanda Rose, is providing review of project applications, review of building permits, coordination with contracted-consultants for developer-proposed projects, meeting with applicants, and providing planning input to developers and property owners.

CONTACT: Rick Angelocci
Town Manager/Planning Director
Town of Loomis
3665 Taylor Road
Loomis, CA 95650
(916) 652-1840

- F. Provide a schedule of hourly billing rates for the firm for planning review and services. Specifically identify the billing rates for the key personnel proposed to be assigned to the Town of Loomis. The schedule of billing rates must be provided in a separate sealed envelope.**

LSA's schedule of hourly billing rates and the billing rates for key personnel are provided in a separately sealed envelope.

